

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

CALL TO ORDER: Mayor Williams called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ROLL CALL: Council attendance was as follows: Mr. Denning, present; Mrs. Franklin, absent; Ms. Fry, present; Mr. Joseph, present; Ms. Lommatzsch, present; Mr. Maxfield, absent; and Mayor Williams, present.

Staff present was as follows: Josh Rauch, City Manager; Chris Lohr, Assistant City Manager, Tom Garrett, Finance Director; Jon Freeman, Legal Counsel; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: Deputy Mayor Denning moved, seconded by Mr. Joseph to excuse Mrs. Franklin and Mr. Maxfield. All were in favor. **Motion carried.**

ADDITIONS OR CORRECTIONS TO AGENDA: No changes were made to the agenda.

APPROVAL OF AGENDA: Ms. Lommatzsch moved, seconded by Deputy Mayor Denning, to approve the agenda. All were in favor. **Motion carried.**

PLEDGE OF ALLEGIANCE: Mayor Williams led the pledge of allegiance.

PROCLAMATION: Mayor Williams read two proclamations recognizing 'Hometown Heroes' Dan Ryan and David Palmer. He stated these two gentlemen have gone above and beyond in their service to the community. Mr. Dan Ryan worked with numerous entities to get the fire hydrants in the community painted, voluntarily by members, businesses, and groups in the community. He was teaching at Sinclair and was unable to attend the meeting, but Mayor Williams will get the proclamation to him. Mr. David Palmer is a team member of Republic Services who many people have shared with the mayor that he goes above and beyond in the community. The mayor thanked Mr. Palmer for his kindness to citizens and his professionalism over the past year. He presented the proclamation to Mr. Palmer.

MINUTES: Deputy Mayor Denning moved, seconded by Mr. Joseph, to approve the minutes of the November 3, 2022, council business meeting, and the November 10, 2022, work session. All were in favor. **Motion carried.**

BOARDS AND COMMISSIONS: Mr. Ronald Elliott submitted an application for the Property Maintenance Appeals Board. He introduced himself to council and provided his background information. Deputy Mayor Denning moved, seconded by Mr. Joseph, to send a letter of appointment to Mr. Ronald Elliott to the Property Maintenance Appeals Board. All were in favor. **Motion carried.**

Mrs. Lisa Carpenter submitted an application for the Board of Zoning Appeals. She provided her background information and wish to be involved in the community. Mr. Joseph moved, seconded by Ms. Lommatzsch, to send a letter of appointment to Mrs. Lisa Carpenter to the Board of Zoning Appeals. All were in favor. **Motion carried.**

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

PRESENTATION: Montgomery County Treasurer John McManus presented an update on property tax delinquency. He explained what the treasurer's office did; how he could help the constituents, and how he can be of assistance to the city. The county treasurer serves as the county's investment officer, as the county's banker, and the county's property tax collector. The treasurer's office is responsible for collecting nearly \$1.0 billion/year on about 270,000 real estate parcels in Montgomery County. He stated approximately 60 percent of the property tax dollar goes to local schools. He provided council with a brochure and other information on the treasurer's office. He stated there are a number of resources available for property owner's, especially with the inflation rate growing and the difficult economic climate. They have different ways on how constituents can pay their property taxes. Most pay twice a year by check, but there is also the option for prepayment with the treasurer's office where they can be set up on monthly payments. They can take payments by credit card on their website as well as electronic funds withdrawal options. They can also start the prepayment program online without having to fill out paperwork. He stated they not only collect current taxes but are responsible for those tax delinquent properties. In the past year, they have been busy collecting between \$40 to \$50 million in delinquent taxes. This helps the locals communities with their parks, libraries, and school districts. This also helps with accountability. There are also people who through no fault of their own have fallen behind. One way they can assist property owners who are delinquent on taxes is with a payment plan through the treasurer's office. This can help them stay off the foreclosure list and lien eligibility list and get current on their property taxes. He explained how the program worked. He discussed the depositor foreclosure program for people who like to invest in real estate and flip properties that may have a tax delinquency attached to them. He added that all tax foreclosure sales are the first Thursday of every month in the county building at 10:00 am, and lately it has been packed. It is good to see; there are a lot of entrepreneurs in the county.

He stated that they are able to assist communities in a number of ways. One way is through manuscript debt, or public financing, which was pretty popular in the county several years ago. The treasurer's office can offer municipalities essentially public financing and is attractive during economic times when the interest rate is very high. These generally fund public works projects and the like. Another form of assistance is the expedited foreclosure. The ORC permits treasurers and municipalities to engage in this. In order to expedite, it has to be abandoned. The municipality submits to the treasurer's office to have an administrative foreclosure on that property. It will then go before the Montgomery County Board of Revision where they can administratively foreclose at the table. The property then goes back to the filer, the municipality, rather than to a sheriff's sale. The criteria has changed and may be changing back, but right now in addition to abandoned and no occupants/no utilities, the property has to be underwater in terms of the auditor's assessed value on the property to the impositions on the property. It used to not be this way, but currently, it is. Another way they can give assistance to communities is to provide information. His office works closely with the county auditor's office. He stated no request is too big or too small. He also is big on financial literacy and can have anyone from his office come to a community engagement activity. He provided council with data on delinquency stating the City of Riverside delinquency is less than one percent of the county's delinquency. The majority of delinquency is residential rather than commercial/industrial. He stated there were 105 tax delinquent properties and over 25 percent are in a payment plan contract with them.

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

Ms. Lommatzsch stated that she wanted to get the word out about monthly payments. They can set it up for automatic monthly payments where a check doesn't even need to be written; it can be deducted from the checking account.

LIQUOR CONTROL: Mr. Rauch stated there were no issues with the request for a transfer of license from Shreeji of Dayton LLC DBA Airway Drive Thru to VJP LLC DBA Airway Drive Thru, 4836 Airway Road Riverside, OH. Council did not request a hearing.

UPDATE OF COUNCIL CALENDAR: Mr. Rauch explained he was looking for a motion to cancel the December 8, 2022, work session, partially, due to attendance issues, and major business portions are being done this month at the business meetings. He stated that he will have a work session in January. Mr. Joseph moved, seconded by Deputy Mayor Denning, to cancel the December 8, 2022, work session. All were in favor. **Motion carried.**

WRITTEN CITIZEN PETITIONS: Mayor Williams stated any citizen wishing to speak should fill out a petition found at the back of the room and turn it in to the clerk.

DEPARTMENT UPDATES:

A) Finance Department – Mr. Tom Garrett stated that CCA has given them another income tax distribution a few days earlier than expected. So, in November, they received nearly \$704,000 in income tax. This puts them ahead of where they thought they would be. Charts will be in the council packets for the next meeting. He reported that he made the semi-annual bond payments this morning for the 2020 and 2022 paving projects. He added they continue to work with SSI getting familiar with the new finance software.

Ms. Lommatzsch commented that her CCA statement came in the mail and it was not sealed and closed; it was hanging out. Mr. Rauch stated they would pass it along to them, and if anyone else had the issue to let the city know.

B) Administration Department – Mr. Chris Lohr stated they are working towards membership in the Ohio Benefits Cooperative. They have opened up enrollment for the employees and they are compiling the information to get everyone set up on the new insurance on January 1, 2023.

C) Community Development Department/City Manager Report – Mr. Rauch stated Kroger had intended to have a soft open of the gas station, but they are continuing to work with the county on inspections. The county has switched who their building inspections provider is so he is unsure of when the soft open will be; it may roll into next month. The larger store opening is targeted by the end of first quarter next year. He stated building permits have increased and Linden Avenue is quite busy. At the January work session, he wants to talk to them about a few items for the city council policy manual like proclamations, council business travel, and other such items. He thanked the new appointees for stepping up for the boards and commissions. They need people to volunteer to help things get done in the community.

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

PUBLIC COMMENT ON AGENDA ITEMS: Mayor Williams stated that one form had been turned in. He invited Mr. Mark Carpenter to come forward and state his name, address, and keep his comments to three minutes.

Mr. Mark Carpenter, 3741 Silver Oak Street, stated it was good to be here and everyone looks well. He wanted to speak on the 2023 budget and the work the budget committee did on the budget. They are a new committee and got their footing with the new income tax coming in. They wondered what kind of projections that they wanted to have in the future and wanted to focus on the education of other committee members, and on a document. They worked with the new city manager on this, and they feel good about the draft document. The budget committee supports the document. They have five engaged community members. He would like to recruit additional members as they are looking for members from other voting precincts so that citywide people in the community could review the budget, see what dollars are being spent, and have a say. They are looking forward to next year and the 2024 budget to have more of a better opinion on how the dollars would be spent and that would be something the council and city manager could consider.

NEW BUSINESS

A. ORDINANCES

- I) **Ordinance No. 22-O-811 – An ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2022, and declaring an emergency. (1st reading)**

Deputy Mayor Denning moved, seconded by Ms. Fry, to approve the first reading of Ordinance No. 22-O-811. The clerk read the ordinance by title only.

Mr. Rauch stated it was clean up for this year and transferring money that wasn't spent for other purposes.

Roll call went as follows: Mr. Denning, yes; Ms. Fry, yes; Mr. Joseph, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

- II) **Ordinance No. 22-O-812 – An ordinance to make permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2023, and declaring an emergency. (1st reading)**

Deputy Mayor Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 22-O-812. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

III) Ordinance No. 22-O-813 – An ordinance establishing a Stormwater Management Utility in the City of Riverside, Ohio. (1st reading)

Deputy Mayor Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 22-O-813. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

IV) Ordinance No. 22-O-814 – An ordinance repealing the process of adopting the Personnel Manual of the City of Riverside, Ohio. (1st reading)

Deputy Mayor Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 22-O-814. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

B. RESOLUTIONS

I) Resolution No. 22-R-2809 - A resolution authorizing the city manager to procure additional software modules from Software Solutions, Inc.

Mr. Rauch stated this allows them to evaluate and move forward with an additional purchase for their software for a utility billing module. This allows them to encumber funds should they wish to purchase an additional module and bring utility billing in-house.

Deputy Mayor Denning moved, seconded by Ms. Fry, to approve Resolution No. 22-R-2809.

Four were in favor; Mr. Joseph abstained. **Motion carried.**

II) Resolution No. 22-R-2810 – A resolution authorizing the city manager to enter into an agreement to become a member of the Ohio Benefits Cooperative, Inc. (OBC) and adopting its By-Laws and Code of Regulations.

Mr. Rauch stated this allows them to move forward with the OBC process and finalizes their commitment to participate.

Deputy Mayor Denning moved, seconded by Ms. Lommatzsch, to approve Resolution No. 22-R-2810.

All were in favor. **Motion carried.**

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 1, 2022

III) Resolution No. 22-R-2811 – A resolution adopting a legislative policy for the City of Riverside, Ohio, regarding the assessment of curb, gutter, sidewalk, and driveway approaches.

Mr. Rauch stated this allows them to adopt a curb assessment policy.

Deputy Mayor Denning moved, seconded by Mr. Joseph, to approve Resolution No. 22-R-2811.

All were in favor. **Motion carried.**

PUBLIC COMMENT ON NON-AGENDA ITEMS: No one came forward to speak.

COUNCIL MEMBER COMMENTS: Mr. Joseph stated a number of unfortunate events have occurred in the city. As they move into the holidays, it is a time for families to be together and show appreciation to one another.

Mayor Williams stated they are fortunate to have the citizens they have in the community. He stated there are plenty of opportunities in the city where people can have an active role, especially on city boards, commissions, and committees. He thanked April Franklin and Brenda Fry about being so passionate about the budget committee and how they wanted to see it take root. Now, they see the product of their work along with staff. He invited citizens to be involved in the process. Citizens can contact the city or council to find out where they can help out.

Ms. Lommatzsch stated there are many opportunities in the city to volunteer, scouts, churches, the Lions Club. She encouraged people to find some time to help out. She stated that Breakfast with Santa will be 8 am – noon at Mad River Middle School on Saturday, December 3, 2022. It is a Lion's Club activity. It is a fun event with a free breakfast, Santa, and gifts for children. She encouraged people to come and participate. She wished everyone a Merry Christmas.

Deputy Mayor Denning thanked the fire department for doing the lighted fire truck again this year. They are going to do three nights this year. Maps for where they are driving are on their Facebook page. Santa will be riding on the passenger side. They will play music and Santa will wave, but there won't be time to stop. He is appreciative of the firefighters taking personal time to do this. He thanked staff for the work they are doing. He is thankful for the barrels coming down today on Harshman Road. He asked the city manager about the trees that are marked in Memorial Park. Mr. Rauch stated he will find out who marked them. Deputy Mayor Denning stated he thinks they are above a gas line and the gas company is going to take them down. He added he hopes that they will be replaced with smaller trees if this is the case. Mr. Rauch stated he will find out.

Mr. Dan Ryan came into the meeting and was presented with his proclamation for being a Hometown Hero. Mayor Williams thanked Mr. Ryan for the leadership he has shown in the community and providing a great example to younger people in the community. Mr. Ryan

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on

September 1998

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting


Held on Thursday, December 1, 2022


stated that they are close to having painted 300 fire hydrants. It is not just him, but troops in the community and citizens. Mr. Joseph stated that he has spoken with Mr. Ryan over the phone and the reason he does this is to make the place that he lives to look nice. He added there aren't a lot of people who do something for any other reason than the kindness of his heart. He sees Mr. Ryan as an inspiration to others and his legacy lives on by the people that he touches and his example to others. Mr. Ryan stated he truly loves the community and does not mind getting his hands dirty. He wants to keep going and do something more, something new. He loves being involved.

EXECUTIVE SESSION: Deputy Mayor Denning moved, seconded by Mr. Joseph, to go into executive session for the following: 103.01(1) Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official; and 103.01(2) To consider the purchase of property for public purposes, or for the sale of public property, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal or private interest is adverse to the general public interest. Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. Council went into executive session at 7:06 pm.

RECONVENE: Council reconvened at 8:10 pm

ADJOURNMENT: Mr. Joseph moved, seconded by Deputy Mayor Denning, to adjourn. All were in favor. **Motion carried.** The meeting adjourned at 8:11 pm.


Peter J. Williams, Mayor


Clerk of Council